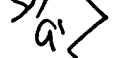


What is claimed is:

- 1  1. A computer-implemented method for auditing loan compliance with
- 2 government loan lending and licensing requirements, comprising:
- 3 a. allowing a user to display and enter loan audit compliance data;
- 4 b. allowing a user to interactively build loan compliance rules; and
- 5 c. in response to a loan audit request:
- 6 i. retrieving the loan compliance rules;
- 7 ii. comparing the loan compliance rules to loan data to determine loan audit
- 8 compliance.
- 1 2. A computer-implemented method for auditing loan compliance with
- 2 government loan lending and licensing requirements, comprising:
- 3 a. allowing a user to display and enter loan audit compliance data;
- 4 b. allowing a user to interactively build loan compliance rules
- 5 comprising:
- 6 i. using applicable licenses for a geographic boundary, building loan
- 7 compliance rules for all applicable licenses available within the geographic
- 8 boundary and storing the loan compliance rules; and
- 9 ii. associating licenses from the applicable licenses with a loan originator to
- 10 form a set of loan originator applicable licenses and storing the list of loan
- 11 originator licenses; and
- 12 c. in response to a loan audit request:
- 13 i. identifying a loan type and the loan originator;
- 14 ii. retrieving the loan originator licenses for the loan type and the loan
- 15 originator;

16 ^{all} iii. retrieving the loan compliance rules associated with the loan originator
17 licenses;
18 iv. comparing the loan compliance rules to loan data to determine loan audit
19 compliance.

1 3. The method of claim 2 further comprising building rules for all
2 applicable licenses available within the geographic boundary using compliance
3 base rule variables and rule building instructions and storing the loan compliance
4 rules in a rule library.

1 4. The method of claim 3 wherein building rules for all licenses
2 available within the geographic boundary using the compliance base rule
3 variables and rule building instructions further comprises:

4 a. allowing the user to add a new license to the applicable licenses available;
5 and
6 b. allowing a user to build new rules for the new license.

1 ^{all} 5. The method of claim 2 further comprising storing the loan
2 compliance rules in a rule library.

1 6. The method of claim 5 further comprising, if a rule exists in the rule
2 library for a license, allowing the user to review the rule.

1 7. The method of claim 5 further comprising, if a rule exists in the rule
2 library for a license, allowing the user to change the rule.

1 8. The method of claim 5 further comprising allowing the user to
2 modify the loan compliance rules in the rule library.

1 9. The method of claim 3 wherein the compliance base rule variables
2 represent data elements in a loan file.

1 10. The method of claim 3 wherein the rule building instructions
2 comprise allowing the user to build rules by specifying equations using base rule
3 variables.

1 ^b 11. The method of claim 10 wherein the rule building instructions
2 comprise controlling the rule building process to eliminate rule errors.

1 12. The method of claim 2 further comprising associating the loan
2 compliance rules with a license to form a set of assigned compliance rules.

1 13. The method of claim 2 wherein the geographic boundary is a state.

1 ^{ob a3} 14. The method of claim 5 wherein the user displays and enters loan
2 data using a user interface embodied in a computer processor that
3 communicates with the rule library via a communications network.

1 15. The method of claim 14 wherein the communications network is a
2 global communications network.

1 16. The method of claim 12 further comprising allowing a user to
2 identify and store applicable exemptions to the government license requirements
3 in the assigned compliance rules.

1 ^{15 a4} 17. The method of claim 13 wherein the government loan lender
2 requirements are state loan requirements.

1 18. The method of claim 13 wherein the government loan lender
2 requirements are federal loan requirements.

1 19. The method of claim 13 wherein the licensing requirements are
2 state licensing requirements.

1 20. The method of claim 13 wherein the licensing requirements are
2 federal licensing requirements.

22 iv. comparing the loan compliance rules to loan data to determine loan audit
23 compliance results by the loan server; and

24 v. electronically transferring the loan audit compliance results from the loan
25 server to the user over a communications network.

1 23. A software program embodied on a computer-readable medium
2 incorporating the method as recited in claim 2.

1 24. A software program embodied on a computer-readable medium
2 incorporating the method as recited in claim 22.

1 25. A system for auditing loan compliance with government and loan
2 lending requirements, comprising:

3 a. a user interface for displaying and entering loan audit compliance
4 data; and

5 b. a loan audit server communicating with the user interface that:

6 i. allows a user to interactively build a set of loan compliance rules using
7 compliance base rule variables and rule building instructions;

8 ii. stores the loan compliance rules;

9 iii. in response to a loan audit request:

10 1. identifies a loan type;

11 2. determines the loan compliance rules that apply to the loan type;

12 3. compares the loan compliance rules to loan data associated with
13 the loan audit request to determine loan audit results.

1 26. The system of claim 25 wherein the loan audit results are displayed
2 to the user via the user interface.

1 27. The system of claim 25 wherein the user interface is embodied in a
2 computer processor that communicates with the loan audit server via a
3 communications network.

1 28. The system of claim 25 wherein the loan audit server comprises a
2 global communications network ("web") data server capable of transmitting and
3 receiving loan data to and from the user via a global communications network.

1 29. The system of claim 27 wherein the communications network is the
2 Internet.

1 30. The system of claim 25 further comprising storing the loan audit
2 results in an audit compliance report.

1 31. The system of claim 25 wherein the loan compliance rules are built
2 by the user using the user interface.

1 32. The system of claim 25 wherein interactively building a set of loan
2 compliance rules comprises:

3 a. using applicable licenses for the state, the user builds rules for all licenses
4 available within the state using the compliance base rule variable and rule
5 building instructions and stores the rules in a rule library; and

b. using the applicable licenses, the user associates the applicable licenses with a loan originator to form the loan originator applicable licenses.

1 33. The system of claim 32 wherein in comparing the loan compliance
2 rules with the loan data, the loan audit server:

3 a. identifies a loan type and loan originator;

4 b. retrieves the applicable licenses for the loan type and the loan originator;

5 c. retrieves the loan compliance rules associated with the applicable licenses
6 from the stored rules in the rule library;

- 7 d. compares the loan compliance rules to the loan data; and
8 e. compiles the loan audit results.

1 34. The system of claim 27 wherein the communications network
2 comprises a satellite communication network.

1 35. The system of claim 27 wherein the communications network
2 comprises a telephone communication network.

1 36. The system of claim 27 wherein the communications network
2 comprises a microwave transmission network.

1 37. The system of claim 27 wherein the communications network
2 comprises a radio communication network.

1 38. The system of claim 27 wherein the communications network
2 comprises a wireless telephone communication network.

1 39. The system of claim 25 further comprising a generating a hardcopy
2 of the loan audit results.

1 40. The system of claim 25 further comprising storing the loan audit
2 results on media selected from the group consisting of a hardcopy report, a tape,
3 a film and a CD-ROM.

1 41. The system of claim 25 wherein loan compliance rules comprise:

- 2 a. compliance based rule variables;
3 b. rule building instructions;
4 c. a compliance rules data library;
5 d. assigned compliance rules;
6 e. a list of government licenses for loan originators; and
7 f. data application rules.

- 1 42. The system of claim 23 wherein the user interface communicates
- 2 with a web browser for transmitting and receiving the loan data and the loan audit
- 3 results.